



Value and Income Trust PLC

Monthly Factsheet June 2020

KEY FACTS

| | |
|--|------------------------|
| Market Capitalisation | £76.3m |
| Total Assets (cum income) | £193.6m |
| Net Assets (cum income, debt at par) | £121.6m |
| Net Gearing (debt at par) | 37% |
| Net Yield | 7.2% |
| Five Year Average Annual Dividend Growth | 6.8% |
| Year End | March |
| Dividends Paid | Jan, April, July*, Oct |
| Ticker | VIN.L, VIN.LN |
| ISIN | GB0008484718 |
| AIC Sector | UK Equity Income |
| Next AGM | August (TBC), Glasgow |

*See update on the release of the 2020 results on Page 2

INVESTMENT POLICY & AIMS

Value & Income Trust's ("VIT") policy is to invest in quoted UK equities, UK commercial property and cash or near cash. VIT does not normally invest in overseas shares or unquoted companies.

VIT invests in higher-yielding UK commercial property and quoted equity markets, particularly in medium and smaller sized companies. VIT aims for long-term real growth in dividends and capital value without undue risk.

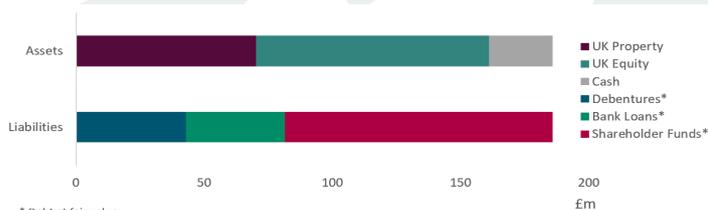
CHARGES

| | |
|-------------------------------------|------|
| Annual Management Charges | 0.6% |
| OCR to 24/4/20 | 5.1% |
| OCR to 24/4/20 excluding debt costs | 2.1% |

KEY STATISTICS

| | |
|--------------------------------------|--------|
| Share Price | 167.5p |
| NAV (cum income, debt at par) | 267.0p |
| Discount (debt at par) | 37.3% |
| NAV (cum income, debt at fair value) | 248.4p |
| Discount (debt at fair value) | 32.6% |

DISTRIBUTION OF ASSETS & LIABILITIES



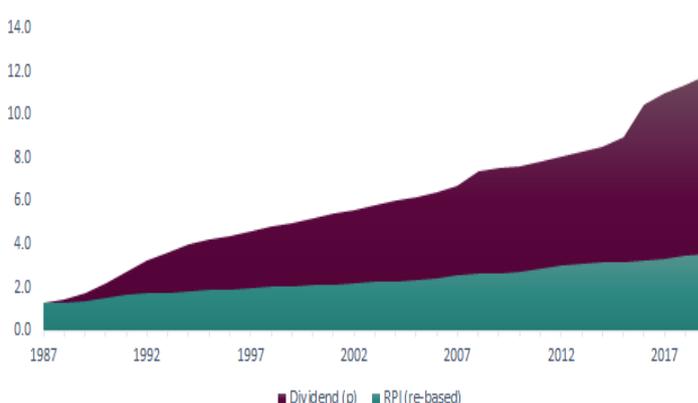
BENCHMARK

The fund is actively managed and is benchmarked against the FTSE All Share Index. The benchmark is a target that the fund seeks to outperform. The index has been chosen as the fund's target benchmark as it best reflects the scope of the fund's investment policy. The benchmark is used solely to measure the fund's performance and does not constrain the fund's portfolio construction.

SHARE PRICE / NAV PERFORMANCE



DIVIDEND HISTORY



CUMULATIVE PERFORMANCE

| To 30/06/2020 | 1 Yr | 3 Yr | 5 Yr | 10 Yr |
|-----------------------------------|--------|--------|--------|-------|
| Total Shareholder Return | -32.6% | -30.4% | -17.6% | 61.6% |
| NAV Total Return | -19.7% | -14.5% | -2.6% | 76.7% |
| FTSE All Share Index Total Return | -13.0% | -4.6% | 15.2% | 91.8% |

Source: AIC, Morningstar

DISCRETE PERFORMANCE

| | Year to 30/6/16 | Year to 30/6/17 | Year to 30/6/18 | Year to 30/6/19 | Year to 30/6/20 |
|-----------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Share Price Total Return | 0.8% | 17.5% | 3.8% | -0.6% | -32.6% |
| NAV Total Return | -3.1% | 17.5% | 6.4% | 0.1% | -19.7% |
| FTSE All Share Index Total Return | 2.2% | 18.1% | 9.0% | 0.6% | -13.0% |

Source: AIC, Morningstar



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PROPERTY COMMENTARY

OLIM Property specialise in commercial properties with long, index-related income streams to deliver strong, long-term real returns. The property portfolio is independently valued by Savills at the end of March and September each year. As at 31 March 2020 the total was £70,200,000 up from 29 February 2020 £70,127,000. (All property valuations from end March 2020 until further notice are subject to a Material Uncertainty Clause due to Covid-19).

Total Returns: The Total Returns on the property portfolio have been between 8% and 12% a year over the past 3, 5, 10, 20 and 33 years and are above the MSCI averages over all these periods.

All 26 Properties (28 tenancies): Let on full repairing and insuring leases (tenants are responsible for repair, maintenance and outgoings), with upwards only rent reviews and a weighted average unexpired lease term of 15 years if the tenants' break options are exercised.

Rent Reviews: 5 rent reviews completed since March 2020.

Contracted Index-related income: 86% as at June 2020 (RPI-Linked increases 70%, Fixed increases 16%, open market reviews 14%).

Since the end of December: One new purchase completed for £1,427,000 at a yield of 8.8% net of purchase costs and one sale completed for £1,375,000 at a yield of 8.3% net of sale costs.

Sub Sectors: Due to a strategic sales programme over the last 10 years the Property Fund is now no longer invested in high street shops or retail warehouses.

COVID-19: Despite the impact of the pandemic we are in close contact with our tenants as they deal with this crisis. For the March quarter to 24th June - 64% of rents were fully paid plus 23% on agreed Payment Plans, with 5% granted the March quarter as rent free. The balance relates to Adelie Foods, Milton Keynes who went in to Administration end of May 2020, however from the June quarter day the unit is now occupied and income producing.

TOP 10 HOLDINGS - PROPERTY PORTFOLIO

| | |
|------------------------------------|-----|
| Holiday Park, Dover (Caravan Park) | 13% |
| Aylesford (Industrial) | 8% |
| Milton Keynes (Industrial) | 7% |
| Fareham (Industrial) | 7% |
| London (Pub) | 5% |
| Aberdeen (Industrial) | 5% |
| Stafford (Leisure) | 4% |
| Doncaster (Leisure) | 4% |
| Bournemouth (Pub) | 4% |
| Oxted (Pub) | 3% |

EQUITY COMMENTARY

World stock markets continued their steady recovery, driven higher by the monetary stimulus being applied by central banks worldwide and growing optimism about economic recovery as lock down measures are eased.

The initial economic readings show just how painful the lock down was; the UK economy is estimated to have shrunk by around a quarter in March and April. Economic activity is gradually picking up as lock down measures have been relaxed, but the true economic cost will not be seen until government furlough schemes are wound down and the ultimate scale of job losses in the economy revealed.

Dividends continue to bear the brunt of the economic uncertainty and UK dividends declared for the first half of 2020 are expected to be some 40% below the same period last year.

VIT's equity portfolio underperformed marginally in June. Although asset allocation between sectors was positive in the month, with the overweight position in Life Assurance being beneficial, the main negative influence on fund performance was stock selection. Go-Ahead (-24%), PayPoint (-20%) and Babcock International (-19%) all gave back a good deal of their post March share price recoveries. Although stocks such as M&G (+20%) and Prudential (+16%) were stronger they were not enough to offset the weakness elsewhere. During the month we started a new holding National Grid the large multi-utility group with operations both in the UK and US. The company has a strong balance sheet and its operations have been resilient during the crisis, enabling it to continue paying its attractive dividend.

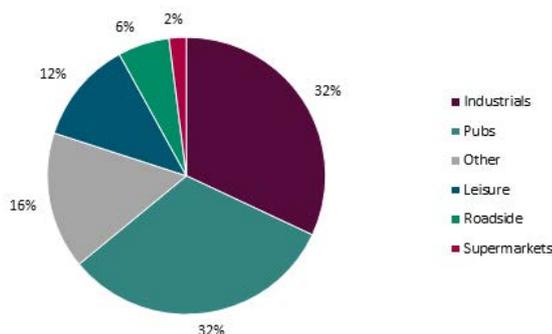
*UPDATE ON THE RELEASE OF 2020 RESULTS

The 2020 Annual Accounts are in the course of being finalised and will be published shortly. These will include details of the rescheduled 2020 AGM and the final dividend which will be paid as soon as possible after shareholder approval at the AGM.

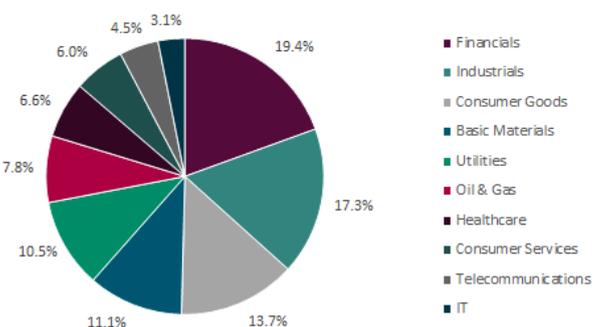
TOP 10 HOLDINGS - EQUITY PORTFOLIO

| | |
|---------------------|------|
| GlaxoSmithKline | 6.6% |
| Unilever | 6.3% |
| Pennon | 4.8% |
| Vodafone | 4.5% |
| Croda International | 4.2% |
| Spectris | 4.2% |
| BP | 4.0% |
| Legal & General | 3.9% |
| DS Smith | 3.9% |
| Royal Dutch Shell | 3.8% |

PROPERTY SECTOR ALLOCATION



EQUITY SECTOR ALLOCATION



DISCLAIMER

Please remember past performance is not a reliable indicator of future results. The value of shares and the income from them can go down as well as up as a result of market and currency fluctuations. You may not get back the amount you invest. Before any investment in Value and Income Trust plc (the "Company"), you should obtain and review the current Key Information Document (KID) and Investor Disclosure Document for the Company which is available at: <https://www.olimproperty.co.uk/services.html> and <https://www.olim.co.uk/investment-products/value-and-income-trust/>. Nothing in this factsheet should be considered to be or relied upon as constituting investment advice or an investment recommendation. If you are unsure about the suitability of an investment, you should contact your financial advisor. Certain risks: External factors may cause an entire asset class to decline in value and values of all shares or property may decline at the same time, or fluctuate in response to general market conditions. The Company may utilise gearing (borrowing) which will exaggerate market movements both up and down and so may magnify gains or losses. The Company may have investments concentrated in a limited number of companies and/or properties which can be more risky than holding a wider range of investments. The Company has significant exposure to property investments. These assets may be difficult to buy or sell, so changes in their price may be greater. The Company can buy-back its own shares, which can have the effect of increasing gearing. The information and opinions in this factsheet are subject to change. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions or projections contained herein. To the fullest extent permitted by law the Company, Value and Income Services Limited and their respective representatives shall not have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this factsheet or its contents or otherwise arising in connection with this document. Company information, including performance calculations and other data is provided by BNP Paribas Securities Services unless otherwise stated. The ongoing charges ratio (OCR) includes the annual management charge and all other operating expenses. Issued and approved by Value and Income Services Limited (No: 467598), registered in Scotland with registered office at Kintyre House, 205 West George Street, Glasgow G2 2LW. Authorised and regulated by the Financial Conduct Authority.